

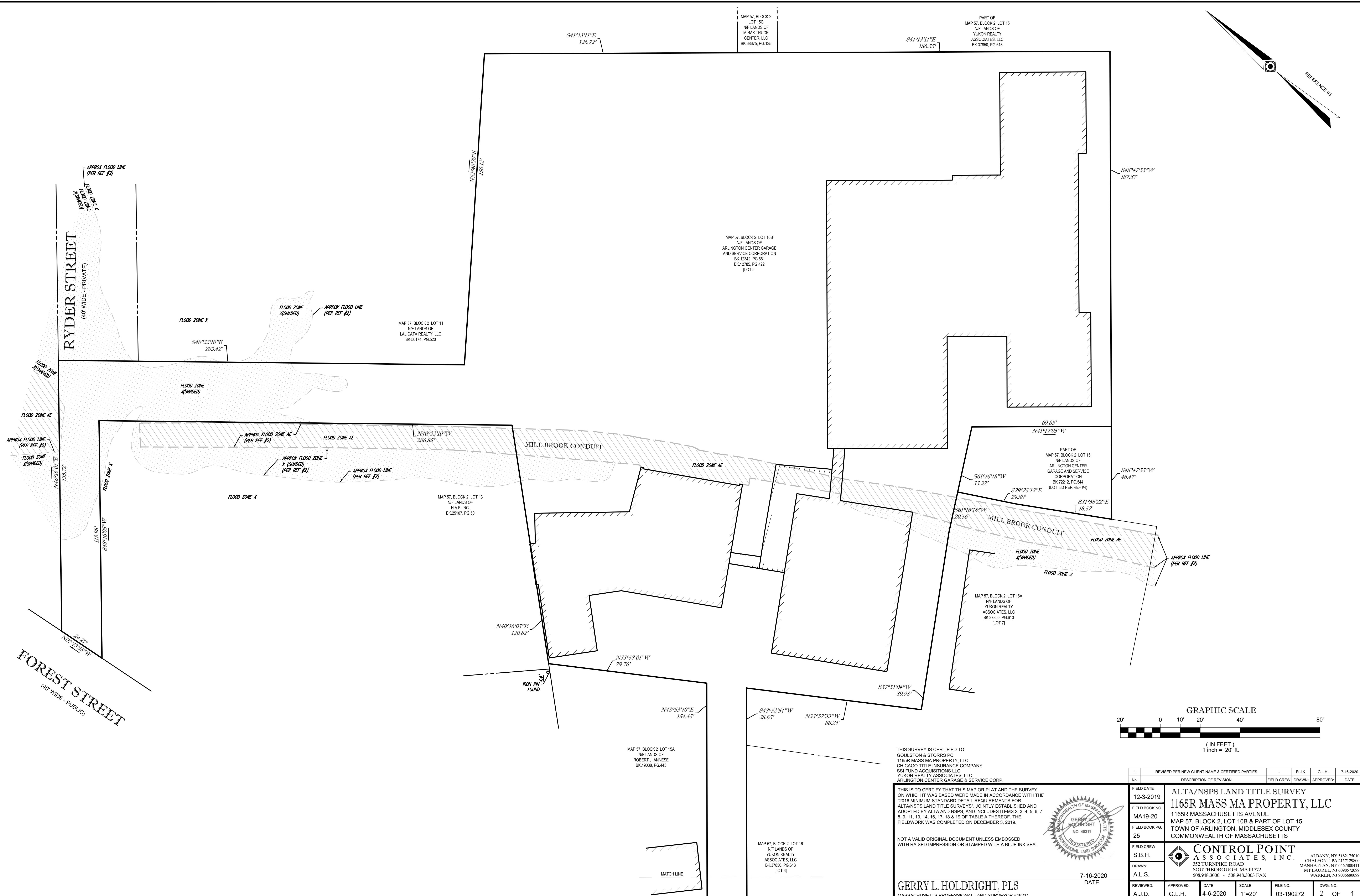
1165R Massachusetts Avenue

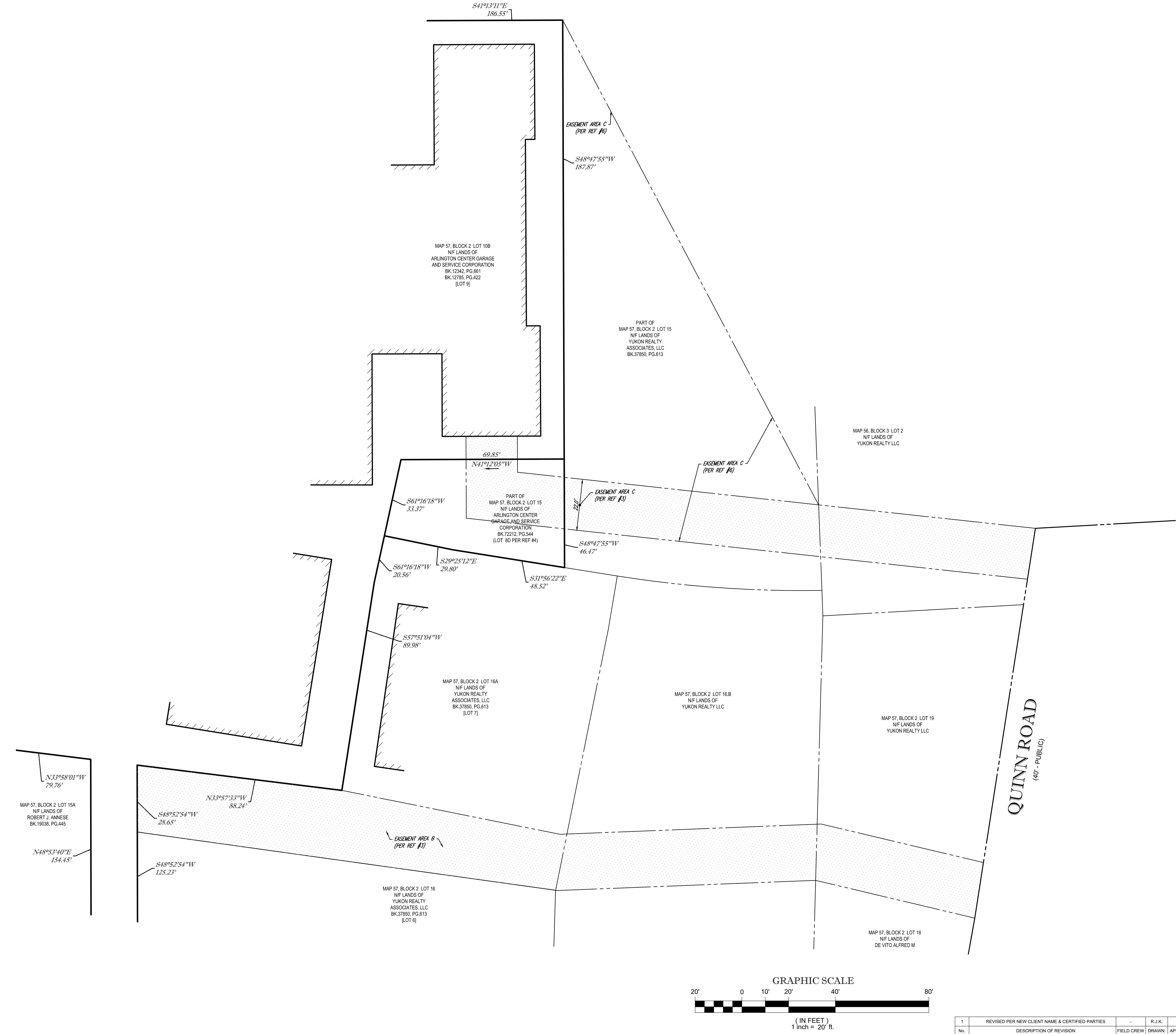
Ch. 40B ZBA Submission

Section 3.2.5 – 3.2.5.6 Preliminary Site Development Plans

Please see the enclosed Preliminary Site Development Plan set containing the following drawings:

PRELIMINARY SITE DEVELOPMENT PLANS				
ZBA SECTION NO.	SHEET/DWG NO.	TITLE	DATE	REVISED FOR FINAL APPROVAL
3.2.5-.1, .2, .3, .4	Sheet 1 of 5	ALTA Survey (existing conditions plan)	July 16, 2020	February 8, 2021
-	Sheet 2 of 5	ALTA Survey (flood zone plan)	July 16, 2020	February 8, 2021
-	Sheet 3 of 5	ALTA Survey (easement plan)	July 16, 2020	February 8, 2021
-	Sheet 4 of 5	ALTA Survey (detail of area near new bridge)	-	February 8, 2021
-	Sheet 5 of 5	ALTA Survey Notes	July 16, 2020	February 8, 2021
3.2.5-.5, .6	C301	Site Layout Plan	June 15, 2020	May 26, 2021
3.2.5-.2, .5	C401	Grading and Drainage Plan	June 15, 2020	May 26, 2021





THIS SURVEY IS CERTIFIED TO:
GOULSTON & STORRS PC
1165R MASS MA PROPERTY, LLC
CHICAGO TITLE INSURANCE COMPANY
SOUTHBOROUGH, MASSACHUSETTS
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE
"2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSPS, EXCEPT ITEMS 2, 3, 4, 5, 6, 7,
8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 OF TABLE A THEREIN.
FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.



7-16-2020
DATE

GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #41211

FIELD DATE 12-3-2019	ALTA/NSPS LAND TITLE SURVEY 1165R MASSACHUSETTS AVENUE MAP 57, BLOCK 2, LOT 10B & PART OF LOT 15 TOWN OF ARLINGTON, MIDDLESEX COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. MA19-20	
FIELD BOOK PG. 25	
FIELD CREW S.B.H.	
DRAWN: A.L.S.	

CONTROL POINT ASSOCIATES, INC. 352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX	ALBANY, NY 12175-1010 CHALFONTE, PA 15712-6800 MADISON, NJ 07940-5209 MT LAUREL, NJ 08046-5209 WARREN, NJ 07059-6809
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REVIEWED: A.J.D.	APPROVED: G.L.H.	DATE 4-6-2020	SCALE 1"=20'	FILE NO. 03-190272	DWG. NO. 3 OF 4
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THIS SURVEY WAS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, HAVING A COMMITMENT NO. 1921-0314, COMMITMENT DATE: DECEMBER 2, 2019, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B - SECTION 2:

GENERAL EXCEPTIONS 1 THRU 6, 29, 34, AND 35 ARE NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

(7) INTENTIONALLY DELETED.

(8) INTENTIONALLY DELETED.

(9) INTENTIONALLY DELETED.

(10) RIGHTS OF OTHERS ENTITLED THERETO TO USE THE 40' RIGHT OF WAY (NOW KNOWN AS RYDER STREET) ENUMERATED IN DEED DATED JUNE 11, 1923 RECORDED IN BOOK 4624, PAGE 488. SEE PLAN IN PLAN BOOK 4624, END - RYDER STREET IS SHOWN.

(11) ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION DATED JULY 8, 1926 RECORDED IN BOOK 4993, PAGE 168 AS SHOWN ON SURVEY - PLAN BOOK 376, PLAN 41 UNCLEAR, SEWER EASEMENT SHOWN PER REFERENCE #7.

(12) EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS THROUGH ITS METROPOLITAN DISTRICT COMMISSION DATED AUGUST 19, 1927 RECORDED IN BOOK 6133, PAGE 573 AS SHOWN ON SURVEY - SEWER EASEMENT, A-D & B-C LINES SHOWN.

(13) TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED JUNE 25, 1928 RECORDED IN BOOK 5249, PAGE 121 AS SHOWN ON SURVEY - RYDER STREET - 10' WIDE SEWER EASEMENT SHOWN.

(14) TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 18, 1937 RECORDED IN BOOK 6160, PAGE 90 AS SHOWN ON SURVEY - MILL BROOK CONDUIT SHOWN.

(15) TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 457 AS SHOWN ON SURVEY - MILL BROOK CONDUIT SHOWN.

(16) TAKING BY THE TOWN OF ARLINGTON FOR A SEWER SYSTEM DATED DECEMBER 26, 1939 RECORDED IN BOOK 6356, PAGE 461 AS SHOWN ON SURVEY - APPROX AREA OF TAKING SHOWN.

(17) ORDER OF TAKING BY THE METROPOLITAN DISTRICT COMMISSION FOR A HIGH SERVICE PIPE LINE DATED SEPTEMBER 12, 1940 RECORDED IN BOOK 6431, PAGE 281 AS SHOWN ON SURVEY - RYDER STREET - LIMIT OF TAKING IN FOREST STREET SHOWN.

(18) EASEMENT TO THE COMMONWEALTH OF MASSACHUSETTS FOR WATER SERVICE DATED DECEMBER 10, 1940 RECORDED IN BOOK 6465, PAGE 254 AS SHOWN ON THE SURVEY - RYDER STREET - EASEMENT SHOWN.

(19) RIGHT OF WAY OVER 40' ROW (RYDER STREET) IN DEED DATED JANUARY 7, 1946 RECORDED IN BOOK 6941, PAGE 318 - RYDER STREET SHOWN.

(20) TAKING BY THE TOWN OF ARLINGTON FOR WATER WORKS DATED JUNE 18, 1946 RECORDED IN BOOK 6996, PAGE 489 AS SHOWN ON SURVEY - RYDER STREET - AREA OF WATER WORKS TAKING SHOWN.

(21) ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED OCTOBER 4, 1948 RECORDED IN BOOK 7346, PAGE 434 AS SHOWN ON SURVEY - RYDER STREET - AREA OF TAKING IN RYDER STREET SHOWN.

(22) RIGHT OF WAY GRANTED BY INSTRUMENT DATED MAY 13, 1951 RECORDED IN BOOK 7767, PAGE 408. (RYDER STREET) 40' RIGHT OF WAY KNOWN AS RYDER STREET SHOWN.

(23) INTENTIONALLY DELETED.

(24) ORDER OF TAKING BY THE TOWN OF ARLINGTON FOR MAIN DRAINS DATED JULY 30, 1956 RECORDED IN BOOK 8782, PAGE 80 AS SHOWN ON SURVEY - RYDER STREET - AREA OF TAKING IN RYDER STREET SHOWN.

(25) INTENTIONALLY DELETED.

(26) INTENTIONALLY DELETED.

(27) INTENTIONALLY DELETED.

(28) INTENTIONALLY DELETED.

(31) SUBJECT TO AND TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624 - EASEMENT AREAS A1, A2, A3, B, C & D SHOWN. EASEMENT AREAS C & D ARE EACH SHOWN HEREON DIFFERENTLY PER REFERENCES 3 & 6.

(32) INTENTIONALLY DELETED.

(33) NOTICE OF LEASE NAMING ARLINGTON CENTER GARAGE AND SERVICE CORPORATION, LESSOR AND MIRAK CHEVROLET, INC., LESSEE DATED SEPTEMBER 26, 2007 RECORDED IN BOOK 50215, PAGE 176 - LOCATION OF 15,375 SF LEASE AREA IS NOT DESCRIBED OTHER THAN BEING A PORTION OF LOT 9, NOT PLOTTABLE.

(36) INTENTIONALLY DELETED.

(37) RIGHT OF WAY CONTAINED IN DEED DATED MAY 9, 1968 RECORDED IN BOOK 19038, PAGE 445 AS SHOWN ON THE SURVEY. RIGHT OF WAY IS PART OF EASEMENT AREA A1, SHOWN.

EXHIBIT A

LOT 9 (1165-1167 MASSACHUSETTS AVENUE)

THE LAND WITH THE BUILDINGS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS, NOW KNOWN AS AND NUMBERED 1165 REAR MASSACHUSETTS AVENUE, BEING LOT 9 SHOWN ON A PLAN ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006 BY RIM ENGINEERING CO., INC. RECORDED WITH THE MIDDLESEX SOUTH DISTRICT REGISTRY OF DEEDS AS PLAN 102 OF 2007 AND BEING ALSO SHOWN ON PLAN 110 OF 2019. SAID LOT 9 CONTAINS 95,272 SQUARE FEET OF LAND ACCORDING TO SAID PLAN.

LOT 8D (REAR OF MASSACHUSETTS AVENUE)

THE LAND WITH THE IMPROVEMENTS THEREON SITUATED ON THE NORTHEASTERLY SIDE OF MASSACHUSETTS AVENUE, ARLINGTON, MIDDLESEX COUNTY, MASSACHUSETTS BEING LOT 8D ON A PLAN ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 63 OF 2003 IN BOOK 37850 PAGE 612.

TOGETHER WITH THE RIGHT AND EASEMENT TO USE THAT PORTION OF RYDER STREET (40' WIDE)

NOT INCLUDED IN LOT 9 FROM FOREST STREET TO THE SOUTHWESTERLY BOUNDARY OF LOT 9 FOR ALL PURPOSES FOR WHICH STREETS AND WAYS MAY BE USED IN THE TOWN OF ARLINGTON.

TOGETHER WITH THE RIGHTS AND EASEMENTS SET FORTH IN EASEMENT AGREEMENT DATED DECEMBER 31, 2002 RECORDED IN BOOK 37850, PAGE 624.

REFERENCES:

1. THE TAX ASSESSOR'S MAP OF ARLINGTON, MIDDLESEX COUNTY, MAP 57.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, MIDDLESEX COUNTY, MASSACHUSETTS (ALL JURISDICTIONS) PANEL 416 OF 656" COMMUNITY-PANEL NUMBER 250177 0416 E, MAP EFFECTIVE: JUNE 4, 2010.
3. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED OCTOBER 23, 2006, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 1072 OF 2007.
4. MAP ENTITLED "PLAN OF LAND IN ARLINGTON, MA" DATED DECEMBER 28, 2018, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 110 OF 2019.
5. WATER MAPPING PROVIDED BY THE TOWN ENGINEERING DEPARTMENT.
6. MAP ENTITLED "PLAN OF LOTS AND EASEMENTS IN ARLINGTON, MA" DATED JANUARY 21, 2003, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 63 OF 2003 IN BOOK 37850 PAGE 612.
7. MAP ENTITLED "PLAN OF LAND IN ARLINGTON MASS." DATED SEPTEMBER 13, 1945, RECORDED IN THE SOUTH MIDDLESEX REGISTRY OF DEEDS AS PLAN NO. 172 OF 1946.
8. MAP ENTITLED "AS-BUILT GEOTHERMAL SITE PLAN 1167R MASSACHUSETTS AVE, ARLINGTON, MA PREPARED FOR ACHIEVE RENEWABLE" DATES JANUARY 4, 2016 PREPARED BY PAUL LINDBOM, P.E.
9. MAP ENTITLED "ALTA / ACSM LAND TITLE SURVEY IN ARLINGTON, MA" DATED JANUARY 21, 2003 PREPARED BY RIM ENGINEERING CO.

THIS SURVEY IS CERTIFIED TO:
GOULSTON & STORRS PC
1165 MASSACHUSETTS AVENUE
CHICAGO TITLE INSURANCE COMPANY
SSI FUND ACQUISITIONS LLC
YUKON REALTY ASSOCIATES, LLC
ARLINGTON CENTER GARAGE & SERVICE CORP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE
2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/NSPS LAND TITLE SURVEYS, AS AMENDED AND
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6, 7,
8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE
FIELDWORK WAS COMPLETED ON DECEMBER 3, 2019.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED
WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL

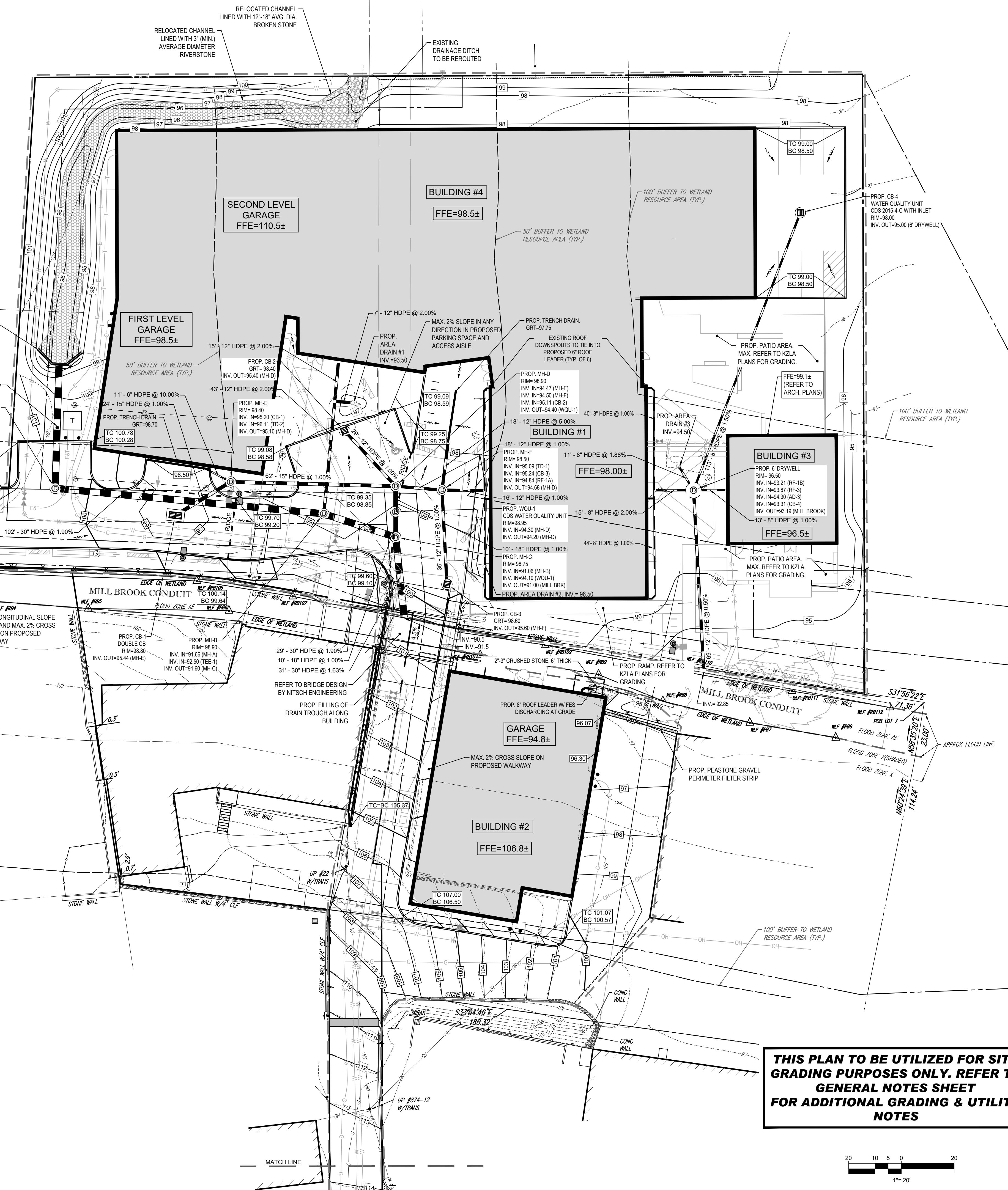
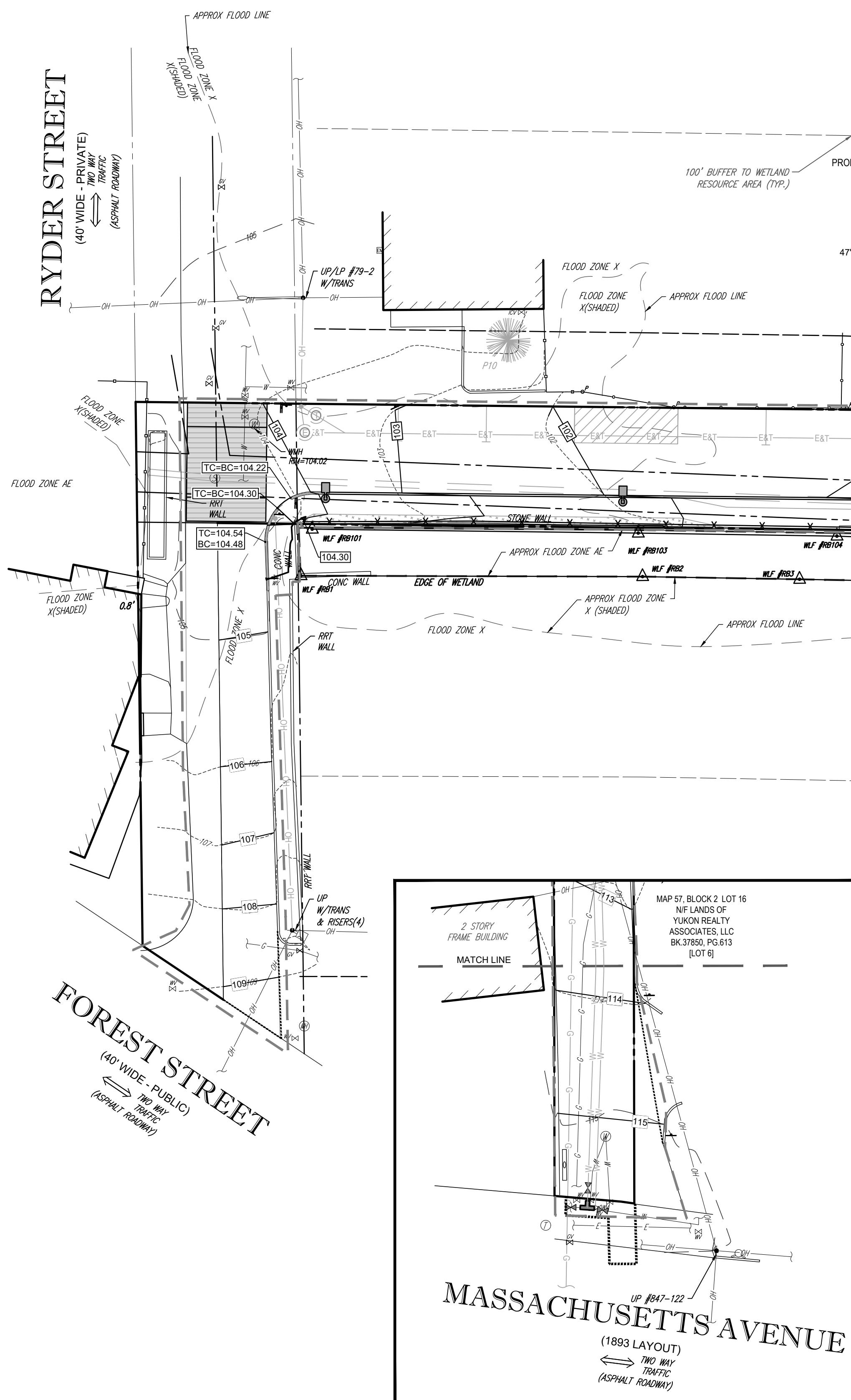
GERRY L. HOLDRIGHT, PLS
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211
DATE 7-16-2020

1	REVISED PER NEW CLIENT NAME & CERTIFIED PARTIES	-	R.J.K.	G.L.H.	7-16-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN:	APPROVED:	DATE
ALTA/NSPS LAND TITLE SURVEY 1165 MASS MA PROPERTY, LLC					
FIELD DATE	12-3-2019	FIELD BOOK NO.	MA19-20	FIELD BOOK PG.	25
FIELD CREW	S.B.H.	DRAWN:	A.L.S.	APPROVED:	G.L.H.
REVIEWED:	A.J.D.	APPROVED:	G.L.H.	DATE	4-6-2020
FILE NO.	03-190272	SCALE	N/A	FILE NO.	4 OF 4
DWG. NO.					

REGISTRATION NO. 4211
PROFESSIONAL LAND SURVEYOR
STATE OF MASSACHUSETTS
GERRY L. HOLDRIGHT
1165 MASSACHUSETTS AVENUE
ARLINGTON, MA 02471
PHONE: (781) 421-1100
FAX: (781) 421-1101
EMAIL: gerry.holdright@alta.com

CONTROL POINT
ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 • 508.948.3003 FAX
MT LAUREL, NJ 08043-2099
WARREN, NJ 08086-0099

ALBANY, NY 12106-1500
CHALFONTE, PA 19317-2800
MANASAS, VA 20110-2900
MT LAUREL, NJ 08043-2099
WARREN, NJ 08086-0099



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1'=20'

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-0980
www.BohlerEngineering.com

J.G. SWERLING
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 00357
NEW YORK STATE LICENSE NO. 1095
CONTRACTORS LICENSE NO. 30355
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:

**GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:

C-401

REVISION 9 - 05/26/21



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PERMIT SET

This drawing is intended for municipal and/or agency review and approval. It is not intended as a construction document unless indicated otherwise.

PROJECT No.: W191330
DRAWN BY: AWP
CHECKED BY: JMJ
DATE: 02/17/2020
CAD ID: W191330-CVL-9

PROPOSED SITE PLAN DOCUMENTS

FOR
**1165R MASS MA
PROPERTY LLC**

PROPOSED
RESIDENTIAL DEVELOPMENT

1165 MASSACHUSETTS AVE.
MIDDLESEX COUNTY
TOWN OF ARLINGTON, MA
MAP #57, BLOCK #2, LOT #10B
AND PART OF LOT #15

BOHLER //

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
Fax: (508) 480-0980
www.BohlerEngineering.com

J.G. SWERLING
PROFESSIONAL ENGINEER
MASSACHUSETTS LICENSE NO. 00357
NEW YORK STATE LICENSE NO. 1095
CONTRACTORS LICENSE NO. 30355
RHODE ISLAND LICENSE NO. 11425

SHEET TITLE:

**GRADING AND
DRAINAGE PLAN**

SHEET NUMBER:

C-401

REVISION 9 - 05/26/21